

ORDINANCE NO. 5401

AN ORDINANCE of the City Council of the City of Bremerton, Washington, adopting the Eastside Village (EV) Subarea Plan, amending the Comprehensive Plan by adding the EV Subarea Plan, and repealing the Zoning Code Section 20.92 to activate the development standards detailed within the plan.

WHEREAS, the Washington State Growth Management Act authorizes the preparation of subarea plans; and

WHEREAS, the City of Bremerton has adopted a comprehensive plan under the provisions of Chapter 36.70A RCW that includes policies for the creation of subarea plans; and

WHEREAS, pursuant to RCW 36.70A.130(2)(a)(i), the City may amend the Comprehensive Plan more frequently than once per year under certain circumstances, including the initial adoption of a subarea plan; and

WHEREAS, the City has established this area as a Center in the Comprehensive Plan; and

WHEREAS, the City desires to ensure that this Center remain an economically vital center with both jobs and housing as Harrison Medical Center transitions to Silverdale, and

WHEREAS, the Washington State Legislature supported the City's planning effort by providing monies in the Capital Budget to support the economic revitalization of this Center through this planning effort; and

WHEREAS, the Comprehensive Plan encourages a subarea plan to be prepared for designated centers, which must involve the community in its preparation, be consistent with Comprehensive Plan goals and policies, and contain development standards and design guidelines; and

WHEREAS, the City has undertaken an extensive public participation process by conducting sounding board meetings, workshops, and public open houses between June 2019 to October 2020 to discuss the EV Subarea Plan, gather public input, and guide the development of the Plan; and

WHEREAS, the draft EV Subarea Plan was made available for public review and comment on March 6, 2020; and

WHEREAS, pursuant to RCW 36.70A.106 the Washington State Department of Commerce was provided the 60-day notification on March 9, 2020 of amendments to the Comprehensive Plan and development regulations as a result of the Subarea Plan adoption and the submittal was assigned "Material ID # 2020-S-1276"; and

WHEREAS, the Planning Commission hosted two Virtual Open House on April 6, 2020 at noon and 530PM to discuss the draft subarea plan and planning efforts; and

WHEREAS, the Planning Commission conducted a workshop to discuss the proposed Subarea Plan and development regulations at its regular meeting on April 20, 2020; and

WHEREAS, a legal advertisement was placed in the Kitsap Sun on June 5 and July 10, 2020 notifying the public of the opportunity to provide testimony at the Planning Commission public hearing; and

WHEREAS, on June 15 and July 20, 2020 the Planning Commission held a public hearing on the proposed EV Subarea Plan and development regulations, considered public comment, and made a recommendation of approval for the City Council's consideration. The Commission had the public hearing extend through two meetings (June and July) as they were virtual to accommodate the Covid-19 Stay-at-Home orders and to ensure the public was able to participate; and

WHEREAS, on September 26, 2019 a Determination of Significance and Scope of Work for the Eastside Village (formerly the Eastside Employment Center) Planned Action Environmental Impact Statement (EIS) notice was issued to comply with the requirements of the State Environmental Policy Act (SEPA); and

WHEREAS, on March 6, 2020 a Draft EIS was issued and comments were accepted through April 7, 2020; and

WHEREAS, after consideration of public comment a Final EIS was issued on September 14, 2020; and

WHEREAS, the Comprehensive Plan amendment to include the EV Subarea Plan meets the decision criteria outlined in BMC 20.10.080(b)(1) through (5): It is consistent with the Growth Management Act, it is consistent with the Comprehensive Plan vision for the site and other goals and policies of the City, the Plan is compatible with the current development patterns, the Plan does not adversely affect the City's ability to provide urban services at the planned level of service, and bears a reasonable relationship to benefitting the public health, safety and welfare; and

WHEREAS, the Zoning Code amendment to activate the development standards contained within the EV Subarea Plan meets the decision criteria outlined in BMC 20.18.020 (d), as the Plan is consistent with the Comprehensive Plan and does not conflict with other City, state and federal codes, regulations and ordinances; and

WHEREAS, a legal advertisement was placed in the Kitsap Sun on October 2, 2020 notifying the public of the opportunity to provide testimony at the City Council public hearing; and

WHEREAS, on October 7, 2020 the City Council conducted a public hearing so that the public had further opportunity to comment on the Subarea Plan and development regulations; NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF BREMERTON, WASHINGTON,
DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council accepts and adopts the Findings and Conclusions of the Planning Commission as presented in **Exhibit A**, attached hereto and incorporated by this reference as if set forth in full herein.

SECTION 2. The Comprehensive Plan is amended by the addition of the EV Subarea Plan as presented in **Exhibit B** and **Exhibit C**, attached hereto and incorporated by this reference as if set forth in full herein. **Exhibit B** is the Subarea Plan, and **Exhibit C** are the replacement sections of the Comprehensive Plan as impacted by the Subarea Plan adoption.

SECTION 3. Chapter 20.92 of the Bremerton Municipal Code (BMC) entitled “Employment Center” is hereby repealed as the EV Subarea Plan identifies the design and development regulations that will replace the Employment Center regulations as outlined in BMC 20.92.

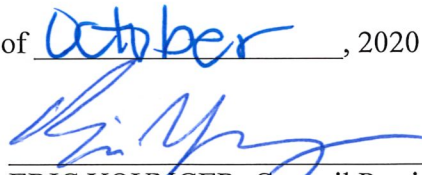
SECTION 4. The Zoning Map #1 and #2 within Title 20 of the Bremerton Municipal Code is hereby amended to rename the “Employment Center” to the “Eastside Village” as presented in **Exhibit D**.

SECTION 5. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to, the correction of scrivener, clerical, typographical, and spelling errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 6. Severability. If any one or more sections, subsections, or sentences of this ordinance are held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force and effect.

SECTION 7. Effective Date. This ordinance shall take effect and be in force ten (10) days from and after its passage, approval and publication as provided by law.

PASSED by the City Council the 7th day of October, 2020


ERIC YOUNGER, Council President

Approved this 8TH day of October, 2020


GREG WHEELER, Mayor

ATTEST:

APPROVED AS TO FORM:


ANGELA HOOVER, City Clerk


ROGER A. LUBOVICH, City Attorney

PUBLISHED the 10 day of October, 2020
EFFECTIVE the 29 day of October, 2020
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